

10
20

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GERALD & ROSALIE KLOTZMAN legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from both streets

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Existing Patio in 1/3 of the lot most removed from both streets.
2. Large cost in removing existing patio and the need for extensive retaining wall.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Myself and Pools Inc.
Contract purchaser
Address: 5617 Baltimore National Pike
Baltimore, Md. 21228
744-5757
Petitioner's Attorney
Address: _____
Protestant's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of June 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July 1980 at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE
NW corner of Wood Valley Dr. and
Mancie Dr., 3rd District
OF BALTIMORE COUNTY
GERALD KLOTZMAN, et ux,
Petitioners
Case No. 81-25-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of July, 1980, a copy of the foregoing

Order was mailed to Mr. and Mrs. Gerald Klotzman, 3300 Wood Valley Road, Baltimore, Maryland 21208; and Mr. Wayne Slechter, Maryland Pools Inc., 5617 Baltimore National Pike, Baltimore, Maryland 21228.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Gerald Klotzman
3300 Wood Valley Road
Baltimore, Maryland 21208
Maryland Pools, Inc.
5617 Baltimore National Pike
Balto., Md. 21228

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

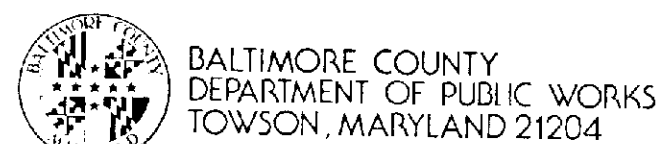
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 3rd day of June, 1980

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Gerald Klotzman, et ux
Petitioner's Attorney: _____

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



HARRY J. PISTEL, P.E.
DIRECTOR

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

July 30, 1980

Re: Item #239 (1979-1980)
Property Owner: Gerald & Rosalie Klotzman
N/W cor. Woodvalley Drive and Mancie Drive
Acreage: 182.8/205.61 x 232.92/232.34 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 239 (1979-1980).

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

O-NW Key Sheet
38 NW 17 Pos. Sheet
NW 10 E Topo
68 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

July 16, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #239, Zoning Advisory Committee Meeting of June 3, 1980, are as follows:

Property Owner: Gerald & Rosalie Klotzman
Location: NW/Cor. Woodvalley Drive & Mancie Drive
Existing Zoning: D.R.1
Proposed Zoning: Variance to permit an accessory structure (Swimming Pool) to be located outside of the 1/3 of the lot farthest removed from both streets.
Acreage: 182.8/205.61 x 232.92/232.34
District: 3rd

Metropolitan water and a private sewage disposal system presently serve the existing dwelling. The septic system appears to be functioning properly and the pool will not interfere with the location of the septic system. Therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Mr. William E. Hammond
Zoning Commissioner
Room 106, County Office Building
Towson, Maryland 21204

RE: Case No. 81-25-A
Building Permit Application
No. 3457
3rd Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Gerald Klotzman
Rosalie Klotzman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 14, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Gerald Klotzman
3300 Wood Valley Road
Baltimore, Maryland 21208

NICHOLAS B. COMMODARI
Chairman

RE: Item No. 239

Petitioners - Gerald Klotzman, et ux

Variance Petition

Dear Mr. & Mrs. Klotzman:

The Zoning Plans Advisory Committee has reviewed the plans

submitted with the above referenced petition. The following comments

are not intended to indicate the appropriateness of the zoning action

requested, but to assure that all parties are made aware of plans or

problems with regard to the development plans that may have a bearing

on this case. The Director of Planning may file a written report with

the Zoning Commissioner with recommendations as to the suitability

of the requested zoning.

Enclosed are all comments submitted to this office from the

committee members at this time. The remaining members felt that

no comment was warranted. This petition was accepted for filing on

the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEChk

Enclosures

Mr. & Mrs. Gerald Klotzman
3300 Wood Valley Road
Baltimore, Md. 21208

ORDER RECEIVED FOR FILING

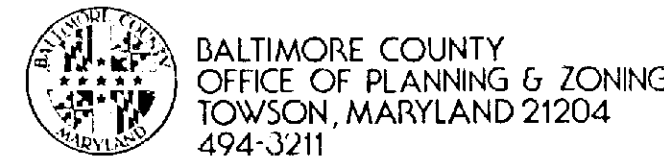
DATE *July 25, 1980*
BY *John L. Wimbley*

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July, 1980, that the herein Petition for Variance(s) to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from both streets should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner of Baltimore County



JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #239, Zoning Advisory Committee Meeting, June 3, 1980, are as follows:

Property Owner: Gerald and Rosalie Klotzman
Location: NW/Cor. Woodvalley Drive and Mancio Drive
Acres: 182.8/205.61 X 232.92/232.34
District: 3rd

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

August 7, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

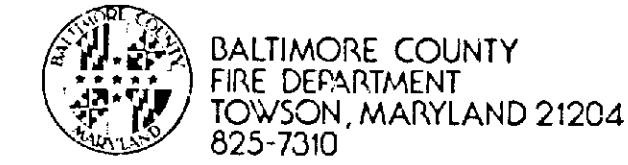
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the June 3, 1980 Zoning Advisory Committee Meeting:
238-239-240-241-242-243.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



PAUL H. REINCKE
CHIEF

June 19, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Gerald & Rosalie Klotzman

Location: NW/Cor. Woodvalley Drive & Mancio Drive

Item No: 239 Zoning Agenda Meeting of June 3, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *St. H. Henry* Noted and Approved: *George M. W. Womack*
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

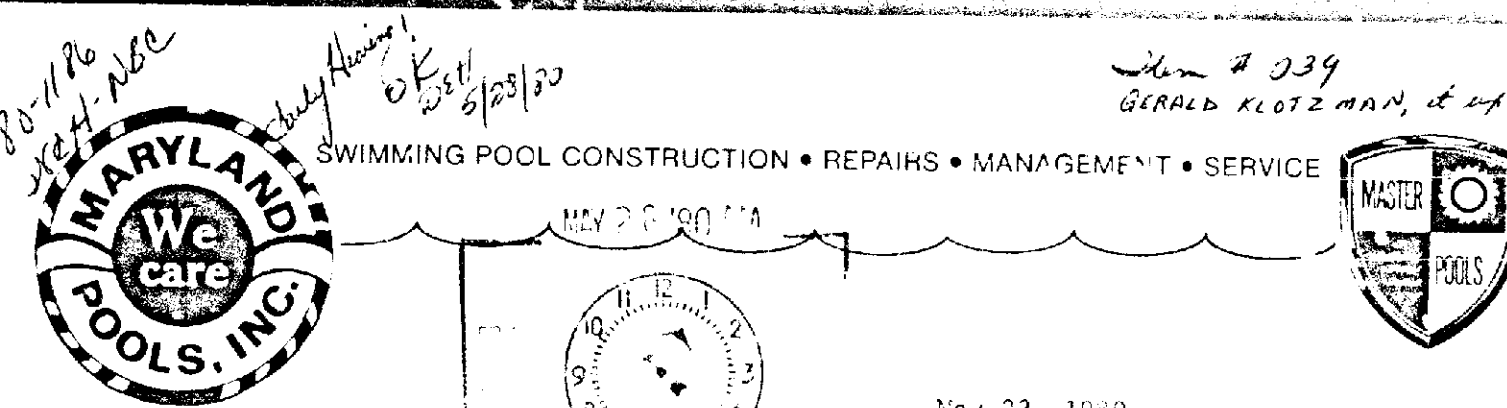
INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: July 10, 1980
FROM: C.E. Burnham
SUBJECT: Zoning Advisory Meeting June 3, 1980

Item No. 203	Revised - See Comments
Item No. 237	See Comment
Item No. 238	See Comment
Item No. 239	Standard Comment
Item No. 240	Standard Comment
Item No. 241	See Comment
Item No. 242	Standard Comment
Item No. 243	See Comment

Charles E. Burnham
Charles E. Burnham
Plans Review Supervisor

CEB:rrj



Office of Zoning Commission
Baltimore County, Maryland

Due to the following hardships, We: Mr. & Mrs. Klotzman request the earliest possible hearing date for our zoning variance.

- 1.) Limited time to use pool this year.
- 2.) Cost increases in labor & materials etc.

Mrs. Gerald Klotzman
Mrs. Gerald Klotzman

We seriously looked into putting the pool in the Fall of '79 but put it off until the spring of '80 not every hearing about zoning to get a variance. We certainly could have put in for a variance in the Fall, if we had been told this Congress was the last. This was not the fault of the bureau! Given lot. It is very much appreciated if you would give us every consideration due to this.

Rosale Klotzman
Rosale Klotzman

5617 BALTIMORE NATIONAL PIKE • TELEPHONE 744-5757 • BALTIMORE, MARYLAND 21226

PETITION FOR VARIANCE

3rd District

ZONING: Petition for Variance for accessory structure
LOCATION: Northwest corner of Woodvalley Drive and Mancio Drive
DATE & TIME: Thursday, July 24, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from both streets

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Structure

All that parcel of land in the Third District of Baltimore County

Being the property of Gerald Klotzman, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 24, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Zoning Description

Located on the northwest corner of Woodvalley Drive, 60 ft. wide and Mancio Drive, 50 ft. wide; Third Election District. Being Lot 6, Block H. Resubdivision of Lot 5, Section 1, Stevenson Ridge, recorded in the Land Records of Baltimore County, in Plat Book No. O.T.G. 33 Folio 100.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: July 2, 1980

FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-25-A

Petition for Variance
Northwest corner of Woodvalley Drive and Marcie Drive
Petitioner- Gerald Klotzman

Third District

HEARING: Thursday, July 24, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:vg

June 25, 1980

Mr. & Mrs. Gerald Klotzman
3300 Wood Valley Road
Baltimore, Maryland 21208

NOTICE OF HEARING

RE: Petition for Variance - NW/C Wood Valley Drive and Marcie Drive
Case No. 81-25-A

TIME: 10:00 A.M.

DATE: Thursday, July 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Maryland Pools, Inc.
Mr. Wayne Blecher
5617 Baltimore National Pike
Baltimore, Maryland 21228

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 17, 1980

Mr. & Mrs. Gerald Klotzman
3300 Wood Valley Road
Baltimore, Maryland 21208

RE: Petition for Variance
NW/C Wood Valley Dr & Marcie Dr
Case No. 81-25-A

Dear Mr. & Mrs. Klotzman:

This is to advise you that \$37.24 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 6, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 3, 1980

RE: Item No: 237, 238, 239, 240, 241, 242, 243
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
N. Nick Petrovich, Assistant
Department of Planning

WYP/tp

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 25, 1980

Mr. & Mrs. Gerald Klotzman
3300 Wood Valley Road
Baltimore, Maryland 21208

RE: Petition for Variance
NW/corner of Woodvalley Dr. and
Marcie Drive - 3rd Election District
Gerald Klotzman, et ux - Petitioners
NO. 81-25-A (Item No. 239)

Dear Mr. & Mrs. Klotzman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 27 day of July, 1980.

Filing Fee \$ 25.00

Received: ☒ Check
☐ Cash
☐ Other

Petitioner: Gerald Klotzman

Submitted by: *Wayne Blecher*
William E. Hammond, Zoning Commissioner

Petitioner's Attorney: *John W. Hessian, III* Reviewed by: *W.E.H.*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W.E.H.</i>	Revised Plans: Change in outline or description: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case:	Map # <i>2C</i>									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *3rd* Date of Posting: *July 9, 1980*

Posted for: *PETITION FOR VARIANCE*

Petitioner: *Gerald Klotzman*

Location of property: *NW/C Wood Valley Dr & Marcie Drive*

Location of Signs: *NW/C Wood Valley Dr & Marcie Dr*

Remarks: *William E. Hammond* Date of return: *July 11, 1980*

Posted by: *William E. Hammond* Signature

Number of Signs: *One*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: *June 27, 1980* ACCOUNT: *01-660*

RECEIVED FROM: *Wayne Blecher, Inc.* AMOUNT: *\$25.00*

FOR: *Filing Fee for Case No. 81-25-A*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: *July 24, 1980* ACCOUNT: *01-662*

RECEIVED FROM: *Gerald J. Klotzman* AMOUNT: *\$37.24*

FOR: *Adv. & Posting for Case No. 81-25-A*

VALIDATION OR SIGNATURE OF CASHIER

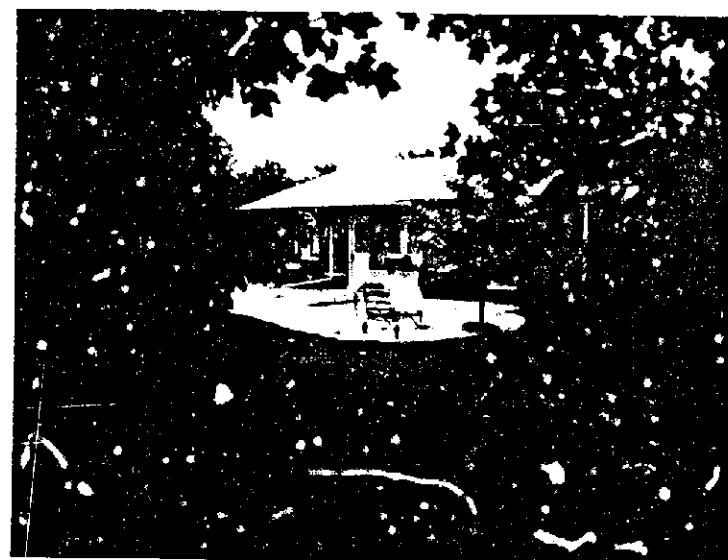
DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of *two* successive weeks, before the *27th* day of *July*, 1980, the first publication appearing on the *25th* day of *July*, 1980.

THE JEFFERSONIAN,
B. Luan & Shuster
Manager.

Cost of Advertisement, \$ *17.50*



PETITION FOR VARIANCE
3rd District
ZONING: Petition for Variance
for accessory structure
LOCATION: Northwest corner of
Woodvalley Drive and Marcie Drive
DATE & TIME: Thursday, July
24, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing:
Petition for Variance to permit
an accessory structure (swimming
pool) to be located outside of the
third of the lot farthest removed
from both streets
The Zoning Regulation to be ex-
cepted as follows:
Section 400.1 - Accessory Struc-
ture
All that parcel of land in the
Third District of Baltimore County
Located on the northwest corner
of Woodvalley Drive, 80 ft. wide
and Marcie Drive, 50 ft. wide; Third
Election District; Being Lot 6, Block
H, Resubdivision of Lot 5, Section
1, Stevenson Ridge, recorded in
the Land Records of Baltimore
County in Plat Book No. O.T.G. 33
Folio 100.
Being the property of Gerald
Klotzman, et ux, is shown on plat
plan filed with the Zoning Depart-
ment.
Hearing Date: Thursday, July 24,
1980 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
July 10.

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE 3RD DISTRICT NORTHWEST CORNER
OF WOODVALLEY DRIVE AND MARCIE DRIVE

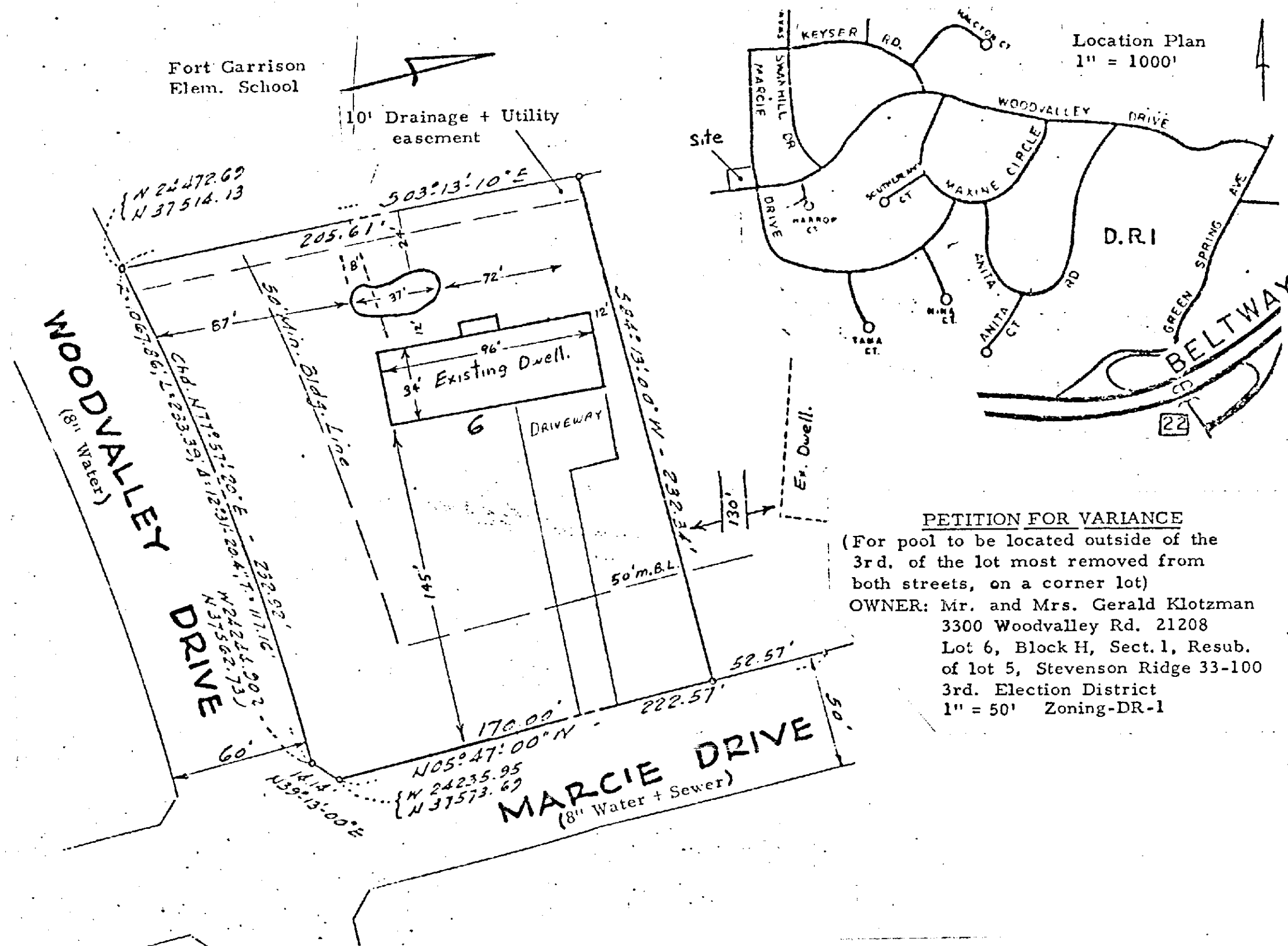
was inserted in the following:

- ☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for ONE successive weeks before
the 11th day of JULY 19 80 that is to say,
the same was inserted in the issues of

7/10/80

COLUMBIA PUBLISHING CORP.
By *Nancy Knowles*



PETITION FOR VARIANCE
(For pool to be located outside of the
3rd. of the lot most removed from
both streets, on a corner lot)
OWNER: Mr. and Mrs. Gerald Klotzman
3300 Woodvalley Rd. 21208
Lot 6, Block H, Sect. 1, Resub.
of lot 5, Stevenson Ridge 33-100
3rd. Election District
1" = 50' Zoning-DR-1

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

114.74